



INVEST IN TARGETED RESIDENTIAL DEVELOPMENT

SECTOR PROFILE

M U N I C I P A L I T Y O F E M E R S O N - F R A N K L I N



REASONS TO INVEST

Emerson-Franklin is an attractive place to live. Whether you are seeking an urban setting or rural living, we offer unmatched potential with affordable land, quality municipal service provision, and age-friendly communities.

AVAILABLE & AFFORDABLE LAND

Cost for land in Emerson-Franklin are among Canada's most affordable. We offer an attractive place for residential development and a streamlined process for tapping into our available serviced land.

There are several identified development areas across the Municipality with a full range of services, including:

- Targeted development areas with a full range of municipal services, energy and digital technology
- Standard potable water and sanitary waste systems and treatment facilities
- Available areas for seasonal recreational development
- Available construction, trades and construction materials supply



MAIN STREET REDEVELOPMENT

Emerson and Dominion City are Emerson-Franklin's two largest town centres, both of which have an established main street area with distinct architectural features that date back to the late nineteenth century. Our town centres strike a balance between the feel of a close-knit community and the amenities of an established downtown. There are plenty of unique infill development opportunities among these historic town centres, which include:

- Church, Dominion and Main Street's in Emerson
- Waddell Avenue in Dominion City
- Main Street in Tolstoi.

SMALL TOWN QUALITY OF LIFE

Life in Emerson-Franklin is envied for its stark prairie beauty, rich community heritage and strong social ties. With modern infrastructure technology, growing entrepreneurship and leadership, Emerson-Franklin offers a small town quality of life along with the benefits of modern urban amenities and services. With low housing prices, affordable consumer goods and services, along with attractive incentives, living in Emerson-Franklin ensures that you have more discretionary income to enhance your quality of life, and more time to spend on the activities that matter most to you.



INVESTMENT OPPORTUNITIES

Emerson-Franklin's economic experts have analyzed and identified the following markets to have unique and favourable opportunities within the Targeted Residential Development sector:



**CONDOMINIUM
 DEVELOPMENT**

- Younger population will need affordable housing options
- Land available in urban centres



**HEALTHY
 LIVING CENTRE**

- Recreation Services
- Retail Services
- Fitness Programs



**SENIOR'S HOUSING
 (INDEPENDENT & ASSISTED)**

- Continuing Care Retirement Community
- Active Living Centre Development



HOTEL & HOSPITALITY

Located just north of the busiest land border crossing in western Canada, Emerson-Franklin is an ideal location for accommodations for travelers



SEASONAL RECREATION ACCOMMODATIONS

With 8 different campgrounds scattered across the Municipality, we offer plenty of seasonal lots



RURAL RESIDENTIAL DEVELOPMENT

Since 2020, our rural communities have experienced the largest growth rate in terms of new residences



FAST FACTS

- Dominion City and Emerson are both serviced by fiberoptic technologies with the lowest latency in all of Canada.
- We are serviced by a number of internet-telecommunication providers offering internet speeds between 5 Megabytes per second (mbps) to 1 Gigabytes per second (gbps) download, and 50+ mbps upload speeds.
- Presence of a large number of trucking, equipment rental, and parts supplier companies
- Emerson-Franklin is approximately a one hour drive from Winnipeg
- 43% of the workforce has post-secondary, and/or trade training.



RESOURCES AND SUPPORTS

ADDITIONAL RESOURCES

Visit our website for a full list of publications and reports, available municipal incentives & business supports:

- [Stats & Resources](#)
- [Travel & Tourism In Emerson-Franklin](#)
- [Site Selection Navigator](#)

AVAILABLE MUNICIPAL INCENTIVES

Several incentives and supports are available and open to discussion with our Staff and Council to assist you in achieving your business objectives.

- **Opportunity Zone** - Redirecting a grant of up to 100% of accruing municipal tax to targeted development projects like multi-family housing.
- **Shared Building Ownership** - The Municipality and investor would create a joint venture to make more equity capital available.

CONTACT US

Ready for your next business endeavour or expansion but not sure where to start? Our team of economic development experts are here to help.

If you would like more information, please contact:



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